

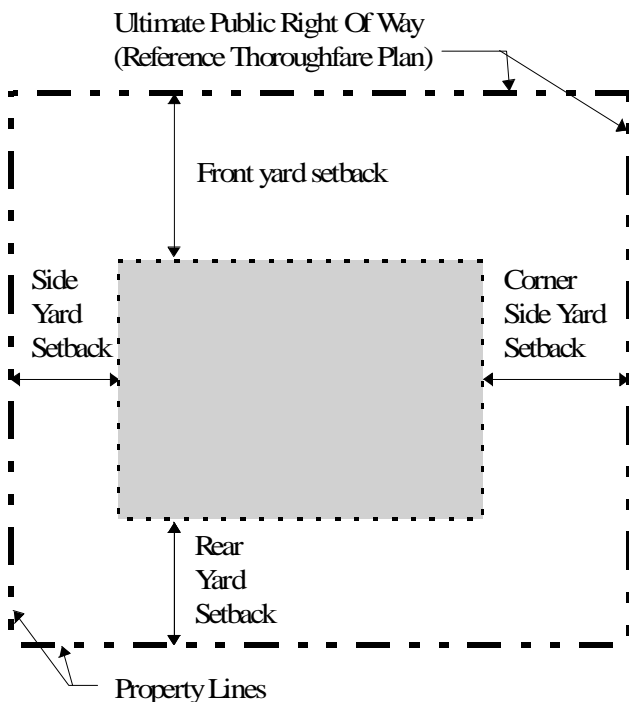
Intent:

The intent of the Employment Center District standards is to:

- enhance the development of high quality office and industrial parks.
- produce compatible land use patterns.
- create attractive developments through the use of increased landscaping and higher architectural standards.
- encourage the provision of pedestrian access through sidewalks and pedestrian ways.





Included in this section:

Setbacks and Landscaping Treatments.....	37-a.1-2
Parking.....	37-b.1
Architectural Treatment.....	37-b.1
Building Heights.....	37-b.1
Loading and Outside Storage Areas.....	37-c.1
Screening of Solid Waste Storage.....	37-c.1
Lighting.....	37-d.1
Design of BMP's.....	37-e.1



**MEASUREMENT OF SETBACKS
BUILDINGS, DRIVES, AND PARKING
AREAS IN O, I, AND C DISTRICTS**

- The terms “setbacks” and “yard requirements” are used interchangeably in the Zoning Ordinance. Buffer requirements are determined separately (reference Countywide Standards for buffer widths and associated landscaping requirements).
- Reference Countywide Standards for details of Perimeter Landscaping requirements.
- Setbacks for gas pumps and drives serving gas pumps shall be the same as for buildings and drives.

Right of Way Classification	Zoning District			Required Perimeter Landscape	
	O, C, & I1 ⁵	I2 ⁵	I3 ⁵		
Limited Access Roads					
All setbacks ¹	40'	40'	40'	A	
Permitted reductions	none	none	none	-	
Major Arterials					
All setbacks ⁴	75'	75'	90' 	I	 Building setback
			75' 		 Drives & parking setback
Permitted reductions ⁴	none	none	none	-	
Collector Roads					
Front and Corner side yards	40'	60'	90'	C	
Other Public Right of Ways					
Front and Corner side yards	25'	25'	25'	B	
All other setbacks	40'	60'	90'	A	
		40'	40'		
Permitted reductions	25'	none	none	C	
Side and Rear yards Not Abutting a Right of Way					
Standard Side Yard ²	30'	30'	30'	A*	*No landscaping required next to I-2 & I-3 only
Permitted reductions ^{2,3}	10'	10'	10'	B*	
Standard Side Yard ²	40'	40'	40'	A*	
Permitted reductions ^{2,3}	20'	20'	20'	B*	

¹Rear yard setbacks abutting limited access roads are increased one foot for every foot in building height exceeding 45'.

²Side and rear yards setbacks are increased one foot for every foot in building height exceeding 45'.

³Reduction not permitted adjacent to Residential or vacant Agricultural Districts identified for residential use in the Comprehensive Plan.

⁴See setback averaging under Countywide Standards to determine if other exceptions to standard setbacks apply.

⁵Setbacks for industrial zoned properties adjacent to residential or agricultural parcels shall be increased as follows:

I-1 All setbacks = 100'

I-2 All setbacks = 200'

I-3 All setbacks = 300'

All I-3 setbacks adjacent to O, C, or I-1 parcels shall be 200'.